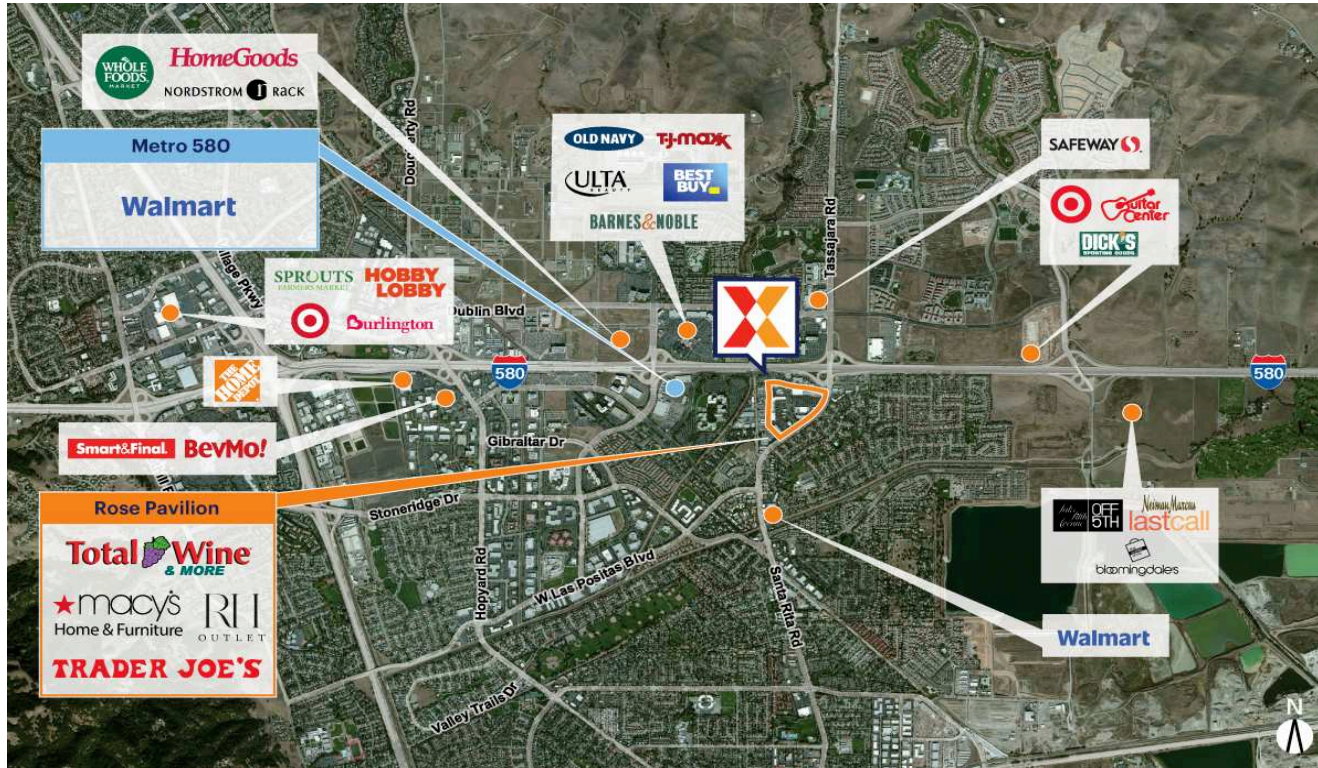


Rose Pavilion

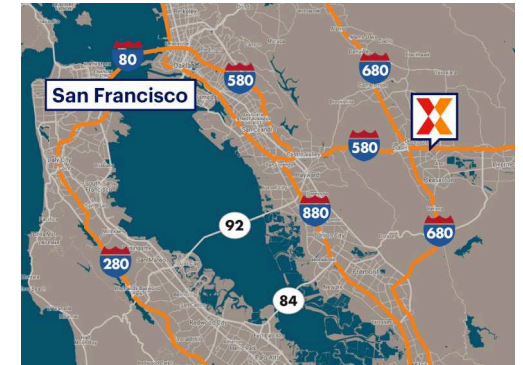
San Francisco-Oakland-Fremont, CA

37.6985, -121.8755

4225 Rosewood Drive | Pleasanton, CA 94588



Center Size: 328,940 SF



Demographics	1 Mile	3 Mile	5 Mile
	23,665	114,933	197,483
	8,315	39,261	66,953
	\$171,929	\$188,911	\$194,011

Highly trafficked center anchored by 99 Ranch Market, Macy's Home Furniture, Restoration Hardware, and Total Wine & More with a strong lineup of national tenants including Trader Joe's, Blaze Fast Fire'd Pizza, The Kebab Shop, and Starbucks drawing an estimated 5.2M+ annual visits (Placer.ai 2024)

Ideally situated in the Tri-Valley retail hub with a strong daytime population of 143K+ within 3-miles and close proximity to the 167-bed Valleycare Medical Center

Surrounded by a dense, affluent, and well-educated population of 114K+ with an average household income of \$228K+ and 68% college educated within a 3-mile radius

High visibility from 230K+ VPD on I-580 and 43K+ VPD on Tassajara Rd (Kalibrate, 2022)

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Available Space

04	1,198 SF
06	1,115 SF
10	540 SF
15	818 SF
24	1,400 SF
36	1,178 SF
51A	2,402 SF
1719	3,000 SF

Current Retailers

FS1	CVS/pharmacy	14,500 SF		Center	
FS2	Taco Bell	1,900 SF	29	Xushi Bento House	992 SF
FS3	Certified Tire Restoration	5,612 SF		GolfTec	2,113 SF
FS4	Hardware	28,550 SF	29A	Zillion Jewels	975 SF
01	99 Ranch Market	44,939 SF	31	Sharkey's Cuts for Kids	1,005 SF
01A	D1 Sports Training	6,000 SF		The Kebab Shop	2,198 SF
01B	Starbucks	614 SF	32	Panda Express	2,285 SF
02	Madras Idli Kadai	1,688 SF	33	Wingstop	1,462 SF
03	Pho Saigon Restaurant	3,352 SF	34	NY Pizza & Pasta	941 SF
05	Sakura Spa	1,094 SF	37	Sport Clips	1,223 SF
09	Mach Martial Arts	4,493 SF	38	Baskin-Robbins	1,173 SF
11	Macy's Furniture Gallery	48,000 SF	39	Leslie's Pool Supplies	4,115 SF
12	Super Burgers & Breakfast	1,943 SF	39A	Golden State Taqueria	2,366 SF
13	The Joint Chiropractic	1,395 SF	40	Niku-ya Stone Grill & Bar	4,490 SF
14	Rosewood Cleaners	1,500 SF	41	Origin Sushi	970 SF
16	Tri Valley Cash for Gold	924 SF	42	DaVita Dialysis	9,694 SF
20	Massage Envy	3,129 SF	45	NT Nails	2,847 SF
21	JJ's Threading Salon	1,260 SF	46	Fitness 19	22,994 SF
22	Total Wine & More	28,530 SF	49A	Phenix Salon Suites	7,508 SF
23	Mochiholic	1,200 SF	49B	Pet Supplies Plus	7,508 SF
25	iniBurger	1,400 SF	50	Dollar Tree	8,000 SF
26	Russian School of Math	4,100 SF	51	Trader Joe's	13,091 SF
27	Blaze Pizza	2,265 SF	52	AutoZone	7,655 SF
28	European Wax	1,285 SF	53	Animal Medical Center of Pleasanton	2,300 SF

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